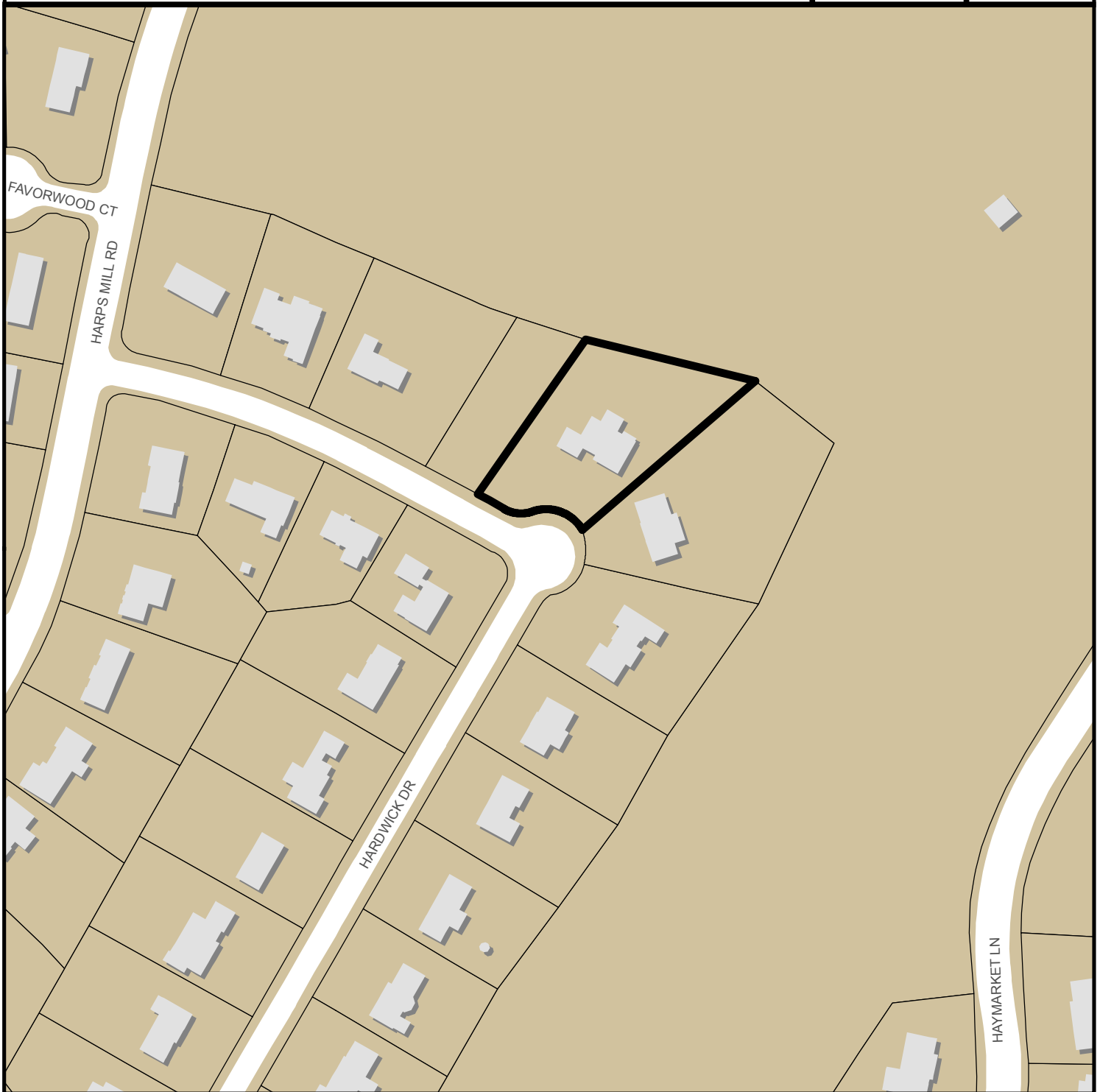


HAYMARKET - LOT 40 SUBDIVISION S-29-2014



0 250 500 Feet

Zoning: **R-6**
CAC: **North**

Drainage Basin: **Perry Creek**
Acreage: **0.78**
Number of Lots: **2**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**

Applicant: **Alison A. Pockat, ASLA**
Phone: **(919) 363-4415**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 404502 Assigned Project Coordinator Shankle Assigned Team Leader Wingo	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Subdivision of Lot 40 North Ridge, Additions to Haymarket Village			
Proposed Use single family residential			
Property Address(es) 7904 Hardwick Dr			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1717581670 3516			
P.I.N. Recorded Deed Book: 15076, Page: 1789	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Sanctuary Park Partners, LLC		Name (s) Tim Thompson
	Address 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615		
	Phone 919-847-2664	Email tim@raleighcustomhomes.net	Fax 919-395-1529
CONSULTANT (Contact Person for Plans)	Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat
	Address 106 Steep Bank Dr., Cary, NC 27518		
	Phone 919-363-4415	Email aapockat@earthlink.net	Fax 919-363-4415

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) R-6		Proposed building use(s)	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	
Overlay District N/A		Proposed Building(s) sq. ft. gross	
Total Site Acres 0.78 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed)	
Off street parking Required N/A Provided		Proposed height of building(s)	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A- N/A		Building Lot Coverage percentage (site plans only)	
CUD (Conditional Use District) case # Z- N/A			
Stormwater Information			
Existing Impervious Surface 6,039 SqFt acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface acres/square feet		If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, currently R-6, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 11,000 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.86 acres which is under the one acre threshold.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2			12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units			If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units			a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots			b) Total number of Single Family Lots
6. Total Number of Hotel Units			c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2			d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X			e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4			f) Total Number of Phases
10. Total number of Open Space (only) lots 0			g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
			h) Must provide open space quotient per City Code 10-3071 (5)

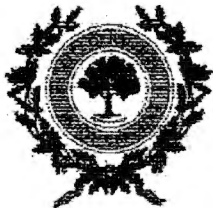
SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate ANSON ROCKAT to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 8-5-14
 Signed [Signature] Date _____



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Fax 919-516-2685


Pre-Application Conference

This form must be provided at the time of formal submittal.

Process Type	
<input type="checkbox"/>	Board of Adjustment (Contact: <u>Eric Hodge</u>)
<input type="checkbox"/>	Comprehensive Plan Amendment (Contact: <u>Dan Becker</u>)
<input type="checkbox"/>	Rezoning (Contact: <u>DeShele Sumpter</u>)
<input type="checkbox"/>	Site Review* (Contact: <u>Stacy Barbour</u>)
<input checked="" type="checkbox"/>	Subdivision (Contact: <u>Christine Darges</u>)
<input type="checkbox"/>	Subdivision (Exempt) (Contact: <u>Peggy Goodson</u>)
<input type="checkbox"/>	Text Change (Contact: <u>Travis Crane</u>)

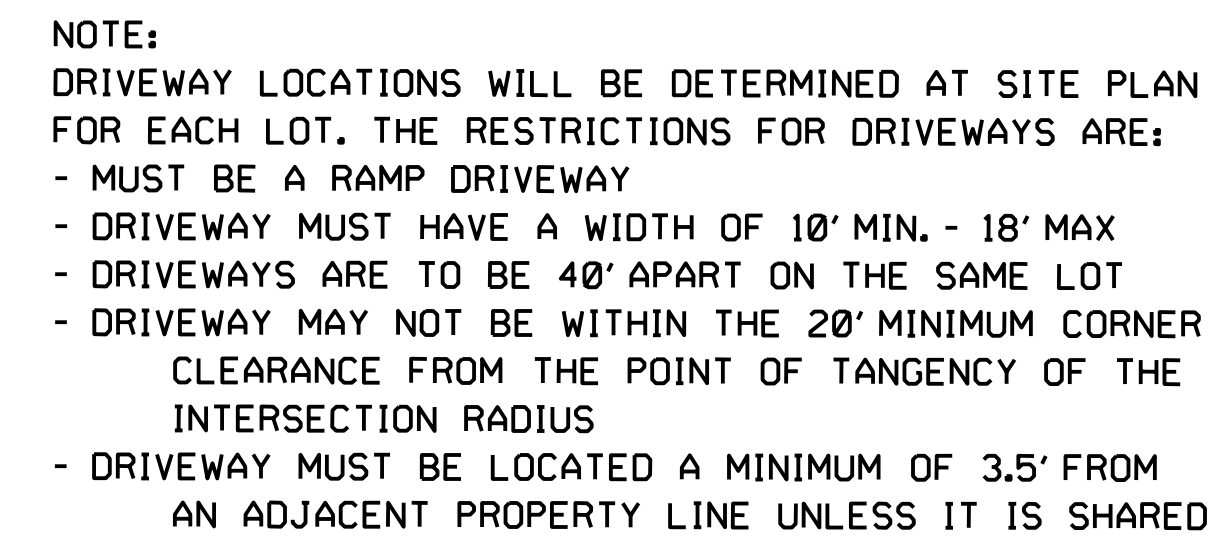
* Optional conference

GENERAL INFORMATION	
Date Submitted	<u>Aug 1, 2014</u>
Applicant(s) Name	<u>Alison Pockat</u>
Phone	<u>919 363-4415</u>
Email	<u>apockat@earthlink.net</u>
Property PIN #	
Site Address / Location	<u>7904 Hardwick</u>
Current Zoning	<u>R-6</u>
Additional Information (if needed)	<u>Demo. Permit # 334351</u>

FOR OFFICE USE ONLY	
Transaction #	<u>904502</u>
Date of Pre-Application Conference	<u>8/1/14</u>
Staff Signature	<u></u>

PIN NUMBER 1717581670
ADDRESS: 7904 HARDWICK DR., RALEIGH
TOTAL ACREAGE - 37401.7 SF - 0.86 AC
WITH RIGHT OF WAY DEDICATION - 349.1 (0.008 AC)
LOT 1 - 19,646.8 SF - 0.451 AC
AREA WITHIN SETBACKS - 14,543 SF
LOT 2 - 17,405.8 SF - 0.399 AC
AREA WITHIN SETBACKS - 12,978 SF
EXISTING IMPERVIOUS AREA - 6,039 SF - 0.139 AC
HOUSE - 2,995, PORCH - 142,
HVAC - 14, DRIVE / WALK - 2,888
THESE STRUCTURES ARE TO BE DEMOLISHED
PRIOR TO SUBDIVISION OF LOT
DEMOLITION PERMIT NUMBER - 334351
ZONING - R-6
CITIZENS ADVISORY COUNCIL -
NORTH RIDGE

1. THE AREA WITHIN THE SETBACKS ON THE TWO LOTS EQUALS 27,521 SQFT. IT IS NOT ANTICIPATED THAT WITH THE ADDITION OF DRIVEWAYS TO THE STREET THAT THE TOTAL DISTURBED AREA WILL TOTAL OVER 12,000 SQFT. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.1 A STORMWATER EXEMPTION EXISTS.
2. THE SITE IS 0.86 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.



1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, LAKE FOREST, NC. PHONE NUMBER: 919 414-3601, ENTITLED 'RECOMBINATION MAP LOTS 40-42 NORTH RIDGE, ADDITIONS TO HAYMARKET VILLAGE' AND DATED 3-4-14.
2. ADDITIONAL INFORMATION CONCERNING THE UTILITY LOCATIONS AND ELEVATIONS WAS PROVIDED BY BERNARD & ASSOCIATES FROM FIELD NOTES.
3. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
5. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND NORMALIZED TO WAKE COUNTY IMAPS TOPOGRAPHY AT A COMPUTED ELEVATION ON MH2 OF 426.7'.
6. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE 026395 ON AUG. 8, 2014.

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED:	AAP
DRAWN:	
APPROVED:	

**PROJECT** 14006

SUBDIVISION OF LOT 40, NORTH RIDGE
ADDITIONS TO HAYMARKET VILLAGE, RALEIGH, NC

SANCTUARY PARK PARTNERS, LLC
44441 SIX FORKS RD.
RALEIGH, NC 27609

[illegible]

SCALE: NTS
DATE: JULY 30, 2014

SHEET NO.:
SITE
PLAN
SP-1

SEQUENCE NO. 3 OF 4